

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Regular monthly meeting

November 2, 2010

Present: Chairman: Joseph Barbaro; **Members:** Karen Doyle, Joseph Immorlica, Placito Sgro & Arne Saari

1. Workshop for James Hartford, 8 Marion Ave.

The applicant proposed a 72" high sign listing the names of tenants in the building. Mr. Hartford noted a correction had been made by the Building Department which listed building the building in the B1 district. The Building is in the B2 district. Mr. Hartford noted the tenants will each pay for their boards and the landlord will maintain the sign. The sign will be placed in the same place as originally presented but has changed position.

K. Doyle reviewed the Village Code regarding signage.

K. Doyle noted that all yard footage should be showed on the site plan.

A. Saari noted the code is poorly written. He looked at the property and noted there is no screening around the building and would like to see some.

After a brief discussion over the interpretation of the Village code relating to signs **P. Sgro** moved to have the Village Attorney review the Code and Interpret it for the Planning Board. **K. Doyle** seconded the motion. The motion was approved 5-0.

Chairman **J. Barbaro** will write a letter to the Village Attorney expressing their concerns and asked K. Doyle for her input.

James Hartford objected to **K. Doyle** helping the Board Chairman write a letter to the Village attorney. Mr. Hartford noted he changed the position of the sign to satisfy K. Doyle and Mr. Hartford noted he expected K. Doyle to recuse herself. **J. Barbaro** explained to Mr. Hartford that she is contributing to the argument by giving her input.

J. Immorlica suggested that the Board should approve the letter to the attorney before it is sent to the Village Attorney and the letter should be sent with a response time limitation.

J. Barbaro asked all the Board members to submit comments for the letter to the attorney and he will compile them altogether and have the Board members approve it.

P. Sgro noted he reviewed the Village Code relating to signs. His understanding of the Village Code is that it is up to the Board to use their discretion.

Mr. Hartford submitted the following letters.

- Joseph F Curto, Jr. 59 Chestnut St. mailed to Planning Board dated November 1, 2010.
- Brandis Buslovich and Aleksey Buslovich, 13 Marion Ave dated July 14, 2010. Karen Doyle and Bettett Goldberg 15 Marion Ave. to the Historic District Review Board. Dated July 14, 2010.

2. Grace & Benny Zaken, Frozenberry frozen yogurt, 116 Main St.

The applicant requested three additional parking spaces.

Mr. Zaken, noted he met with the Building Inspector regarding 3 additional parking spaces. Mr. Zaken noted the Building Inspector informed him he is entitled to one parking space and he acknowledged he will have to pay for two additional spaces.

J. Barbaro noted the applicant must write a letter to the Village Board. The Planning Board must also write a letter to the Village of Cold Spring regarding the fee in lieu of parking. The applicant agreed to pay \$250.00 for each parking space. A site plan is needed showing additional seating.

3. Minutes:

- The minutes of September 22, 2010 were reviewed **J. Immorlica** moved to accept the minutes as amended and **K. Doyle** seconded the motion. The amended minutes were approved 5-0.
- The minutes of October 5, 2010 were reviewed. **P. Sgro** moved to accept the minutes as presented and **A. Saari** seconded the motion. The minutes were approved 5-0.

4. Special Board Business reviewed:

K. Doyle noted the following:

- All Board members are invited to the firehouse for a briefing of the draft comprehensive plan Tuesday, November 16 2010.
- The Special Board closed the public hearing and they received a lot of comments.
 - Comments from the Board are due November 30 2010.
 - Copies are of the Comprehensive Plan are available at the Village Hall, the library and on line.
- The Planning Board as a whole will submit comments and can also submit comments as citizens.

Board members will read the Village of Cold Spring Comprehensive Plan. And submit comments to the Board. The Planning Board will meet on November 17, 2010 to discuss the Special Board Plan.

5. Zoning Board of Appeals request for an opinion.

Ratul Roy, 4 Stone St.

The applicant proposed to make an existing 2 story garage into an apartment. The Planning Board members denied the Zoning Boards request for the opinion. Chairman Barbaro will write a letter to the Zoning Board of Appeals.

6. Board Business:

- The Board received a notice from Go Go Pops, Lynne and Greg Miller, 64 Main St. withdrawing the application for fee in lieu of parking dated October 5, 2010.
- Response letter dated October 22, 2010 from The Village Attorney, Mr. Steve Gaba, regarding his response to the letter written by J. Barbaro regarding grand-fathered parking spaces and leased spaces.
- **J. Immorlica** noted himself and **A. Saari** went to a meeting with the Postal Service. He received a proposed site plan and noted that a solicitation still must be made by the Postal Service regarding space for a new post office. **J. Immorlica** noted that if the Postal Services uses the Butterfield Hospital property a 10 year lease will be required

P. Sgro moved to adjourn the meeting and **A. Saari** seconded the motion. The meeting was adjourned at 9:43 pm.

Joseph Barbaro, Planning Board Chairman

Date